

November 12, 2009

Chris & Faye Roemlein  
73 High Hill Road  
Tiverton, Rhode Island 02878

Re: Tiverton Zoning Board Relief; Map 1-2, Block/Plat 121, Card/Lot 28

Dear Mr & Ms. Roemlein:

The following is the decision on your Petition heard by the Zoning Board of Review (the "Board") on November 4, 2009 for a request for a variance from Article VI, Section 3.b. of the Tiverton Zoning Ordinance (the "Zoning Ordinance") to construct a three car garage in the front yard of the existing dwelling on property located at 73 High Hill Road, Tiverton, Rhode Island, at Map 1-2, Block/Plat 121, Card/Lot 28 (the "Premises") with less than allowed setback in an R60 district.

After the testimony was completed at the public hearing for which due notice was given and a record kept, and after having viewed the premises and the surrounding area, the Board, taking into consideration its knowledge and expertise and all of the testimony and evidence entered into the record at the public hearing, makes the following findings:

1. That the Premises contains approximately 61,835 square feet of land area, more or less, and is zoned R60 residential.
2. A residential dwelling is located on the Premises, which is setback a significant distance from the road.
3. The petitioner testified that he desires to erect a new three stall garage 24 x 32 feet in size for the storage of some vehicles and other personal property. Only a sink with a water supply will be installed in the new garage and no living facility is planned. The proposal requires a variance Article VI, Section 3.b. of the Zoning Ordinance to locate the garage in the front yard area. Even though the Board previously granted the sought after relief, the petitioners now desire to relocate the structure to better preserve the existing trees.
4. The petitioner also testified that the proposal would be in keeping with the development in the surrounding area, would not negatively impact any nearby property owners and was the least relief necessary.
5. No objections were raised to the proposal.
6. The Board concurred with the factual statements and opinions of the petitioner, whose information, analysis and conclusions were found credible and are made a part of the record. No objections were presented by any abutters.

Based on the foregoing and after deliberations on the application, the Board voted unanimously to grant the application for the necessary variances, as follows:

- a. Special conditions and circumstances exist which are special and peculiar to the land or structure involved, and which are not applicable to other lands or

- structures in the same zoning district, and are not due to a physical or economic disability of the petitioners.
- b. Issuance of the requested relief will not be contrary to the public interest, and that, owing to special or peculiar site or structural conditions, literal enforcement of the provisions of this ordinance would result in an unnecessary hardship on the petitioners.
  - c. The unnecessary hardship, which the petitioners seek to avoid, has not been imposed by any prior action of the petitioners and is not based purely for monetary gain or loss.
  - d. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.
  - e. Relief from the provisions of this ordinance is the least relief necessary to remove the unnecessary hardship.
  - f. That nonconforming use of neighboring lands, structures or buildings in the same district, and permitted use of lands, structures or buildings in an adjacent district did not form the grounds for the application of this variance request.
  - g. That the hardship that will be suffered by the petitioners of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

This petition is granted by the Board with the following stipulations and conditions:

- 1. That this decision must be recorded in the Land Evidence Records in the Town Clerk's Office before a building permit/certificate of occupancy is issued. (Please note that the appeal period (20 days) begins when said decision is recorded and posted with the Town Clerk's Office).
- 2. That the relief is limited to the plans and representations made by the petitioners to the Board and the condition that a sink could be placed in the garage and that the no living quarters or occupancy of any kind occur in the garage. Changes to the approved plan may be made without approval of the Board if needed to comply with either the building or fire codes.
- 3. That a row of trees be planted between the garage and the property line in order to screen the garage from the neighbor's view, as agreed by both the neighbor, Mr. Manfredi and the petitioner.
- 4. This approval shall expire one year from the date of granting of such by the Board unless the applicant exercises the permission granted or receives a building permit to do so and commences construction and diligently prosecutes the construction until completed. The Board may, upon application thereof, for cause shown and without a public hearing, grant an extension, provided that not more than one such extension for a period of six months be granted.

Present this letter to the Building Inspector when applying for the necessary permits.

Very truly yours,

David Collins, Chairman  
Tiverton Zoning Board of Review